

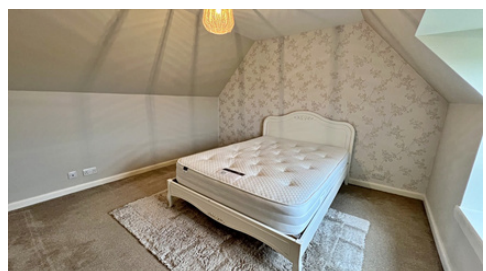


# HOUSE FOR SALE

## 2 New Street, Back, Isle of Lewis, HS2 0LH

An excellent opportunity has arisen to purchase this traditional yet modern three bedroom family home, located in a desirable area of Back.

**Contact Us -**  
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2 New Street provides a blank canvas for personalisation, allowing you to craft the perfect home to suit your style and is presented in walk-in condition comprising ground floor kitchen/diner, lounge with multi-fuel stove, family shower room and double bedroom. The first floor provides two further double bedrooms, one of which benefits from an en-suite shower room.

Heating in the property is by way of oil and windows are uPVC throughout.

Externally, the property enjoys substantial, low-maintenance garden grounds surrounding the house, together with a private driveway leading to a detached barn/garage.

The location is particularly appealing, with an abundance of sandy beaches and open moorland nearby - ideal for scenic coastal walks. Within walking distance you will find the local primary school, a filling station with post office, coffee shop, barbers, hairdresser and pharmacy. Stornoway town centre lies approximately 8 miles away and offers a full range of amenities and services.

Entrance Porch & Hallway - 1.09m x 3.57m



## Kitchen - 5.09m x 3.90m



## Lounge - 5.61m x 4.10m



# Bathroom - 2.68m x 2.72m



## Bedroom 1 - 3.50m x 4.04m



## Bedroom 2 - 3.60m x 3.71m



## Bedroom 3 - 3.68m x 3.68m



## En-suite Shower Room - 1.64m x 1.74m



## Stairs & Landing - 1.86m x 3.04m



## External - Front



## External - Rear



## Additional Information

Home Report available

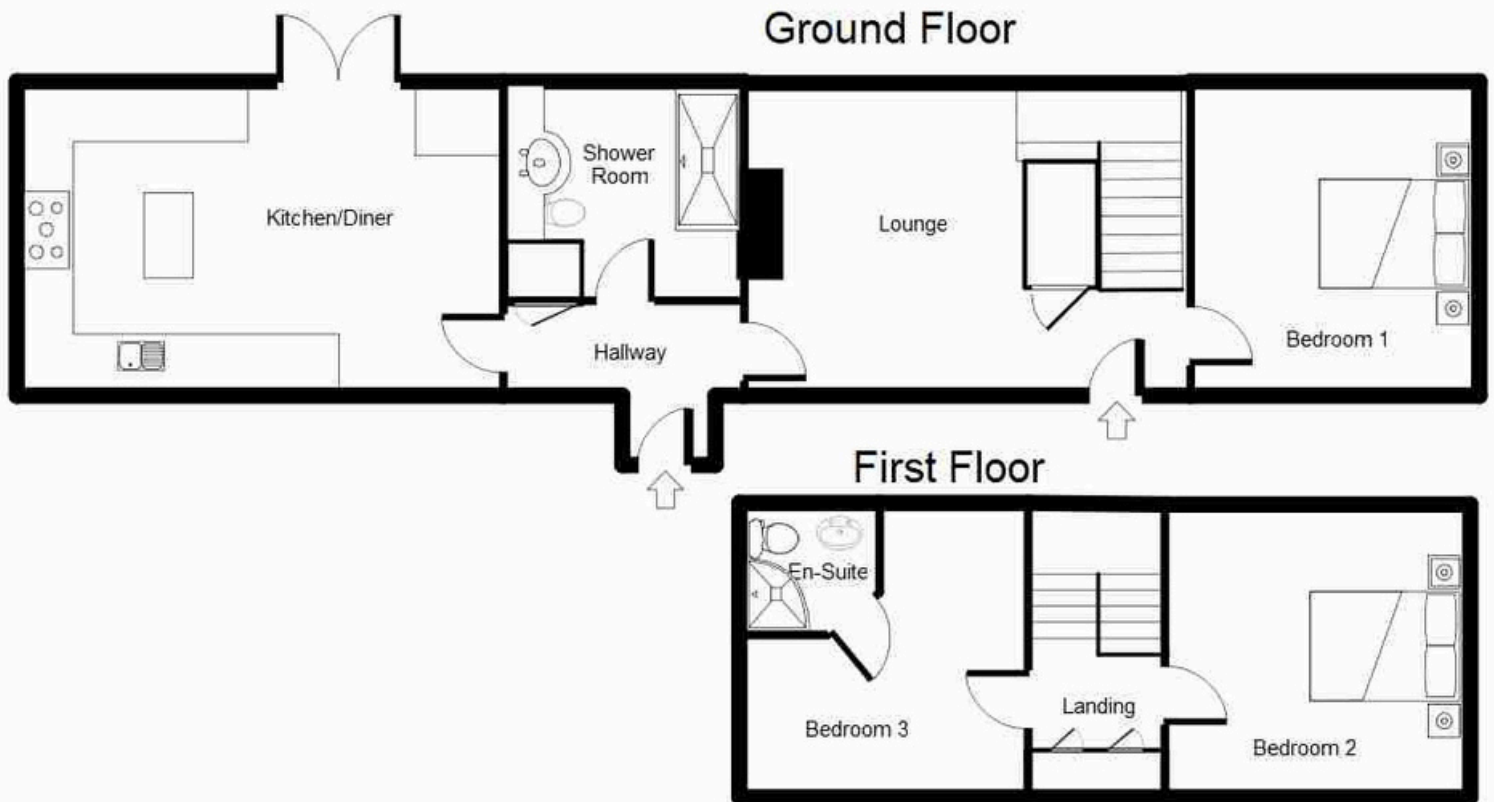
Viewing strictly by appointment only

EPC Rating: Band D

Council Tax Band: B

Internal Area: 103m<sup>2</sup>

# Floor Plan



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

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